

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

May 17, 2004

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:15 p.m. - Dinner - Planning Conference Room 2E</p> <p>6:45 p.m. - Pre-Meeting - Council Chambers</p> <ul style="list-style-type: none">I. Agenda Review - 05/17/04II. Agenda Review - 06/07/04III. Items for Future Pre-Meeting Discussion <p>7:00 p.m. - Regular Meeting - Council Chambers</p> <p>The Planning & Zoning Commission may convene into Executive Session pursuant to Section 55.071 of the Texas Government Code to consult with its attorney regarding posted items in the regular meeting.</p> <p>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 Approval of Minutes - May 3, 2004, Meeting and May 4, 2004, Work Session</p> <p><u>CONSENT AGENDA</u></p> <p>4a Final Plat: Coit-Spring Creek Addition, Block 1, Lot 1 - A bank with drive-thru lanes on one lot on 1.6± acres on the southwest corner of Spring Creek Parkway and Coit Road. Zoned Retail. Neighborhood #32. Applicant: Hibernia National Bank</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

<p>4b CDL</p>	<p>Preliminary Site Plan: Dallas North Shopping Center 1988 Addition, Block A, Lot 1R - An existing shopping center and restaurant on one lot on 10.4± acres on the southwest corner of 15th Street and U.S. Highway 75. Zoned Corridor Commercial. Neighborhood #66. Applicant: Collin Creek Mall, Ltd.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>4c CDL</p>	<p>Final Plat: Los Rios Village, Block 1, Lots 1-4 - A grocery, fueling station, retail building and future retail development on four lots on 9.9± acres on the northwest corner of Los Rios Boulevard and 14th Street. Zoned Retail. Neighborhood #62. Applicant: Margaux Los Rios Partners, Ltd.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>4d CDL</p>	<p>Preliminary Plat: The Shops at Willow Bend, Block 1, Lots 9 & 12 - A proposed bank with drive-thru lanes on one lot on 1.4± acres and a future restaurant on one lot on 1.1± acres on the northeast corner of Park Boulevard and Plano Parkway. Zoned Regional Commercial. Neighborhood #40. Applicant: Willow Bend Realty Limited Partners</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>4e CDL</p>	<p>Revised Conveyance Plat: Signature Plaza, Block A, Lots 1-7 - A proposed shopping center with grocery, fuel center, retail, banks, and restaurants on seven lots on 17.9± acres on the southeast corner of S.H. 121 & Coit Road. Zoned Regional Commercial. Neighborhood #2. Applicant: Regency Realty Group, Inc.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>4f CDL</p>	<p>Revised Site Plan: Signature Plaza, Block A, Lots 1, 2, & 7 - A proposed shopping center with grocery, fuel center, and retail on three lots on 13.4± acres on the southeast corner of S.H. 121 & Coit Road. Zoned Regional Commercial. Neighborhood #2. Applicant: Regency Realty Group, Inc.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>4g CHL</p>	<p>Final Plat: Madison Estates - 122 single-family residential lots developed at Two-Family (duplex) standards on 15.4± acres on the southwest corner of 14th Street and Rigsbee Drive. Zoned Planned Development-148-Two-Family. Neighborhood #68. Applicant: Pulte Homes of Texas, L.P.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>4h CDD</p>	<p>Preliminary Site Plan: Preston Village Addition, Block A, Lot 1 - A proposed 156 unit, 3-story independent living and assisted living facility on one lot on 7.8± acres, located on the south side of Parker Road, 405± feet east of Preston Road. Zoned Planned Development-Single-Family-Attached. Neighborhood #43. Applicant: Sunrise Senior Living</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF CONSENT AGENDA</u></p>		

<u>PUBLIC HEARINGS</u>		
5 CDL	Public Hearing: Zoning Case 2004-17- A request for a Specific Use Permit for Contract Construction on one lot on 1.0± acre on the northeast corner of K Avenue and Capital Avenue. Zoned Light Commercial. Neighborhood #67. Applicant: BMS Partners	TABLED 7-0, UNTIL 06/07/04 P&Z MEETING
6 CDL	Public Hearing: Zoning Case 2004-18 - Request for a Specific Use Permit for a 96-foot Commercial Antenna Support Structure on 0.1± acre within one lot (Wyatt Elementary School Addition, Block A, Lot 4), located 350± feet south of McDermott Road and 645± feet east of Coit Road. Zoned Planned-Development-261-Retail. Neighborhood #5. Applicant: Plano Self Storage, Ltd.	TABLED 8-0, UNTIL 06/07/04 P&Z MEETING
7 CDD	Public Hearing: Zoning Case 2004-21 - A request to amend the planned development district regulations for 31.3± acres located on the northeast corner of Preston Road and Parker Road. Zoned Planned Development-184-Retail/Office-2 (PD-184-R/O-2). Neighborhood #32. Applicant: City of Plano	APPROVED 8-0, WILL BE FORWARDED TO CITY COUNCIL ON 06/14/04
8 TE	Public Hearing: Request to Amend the Subdivision Ordinance - A request to amend Article III (Platting Procedures) and related sections of the Subdivision Ordinance pertaining to the effects of residential plat approval regarding exterior appearance and landscaping of single-family residential structures. This request is in response to modifications of Chapter 211 to the Local Government Code by the Texas Legislature. Applicant: City of Plano	APPROVED 8-0, WILL BE FORWARDED TO CITY COUNCIL ON 06/14/04
9 CDL	Public Hearing - Replat: Kings Ridge Addition, Block A, Lots 21R, 22R, & 23R - A residential replat on three lots on 1.4± acres located on the east side of Crown Forest Drive at Clear Well Lane. Zoned Single-Family-9. Neighborhood #25. Applicant: Prosper Land Company, Ltd.	APPROVED 8-0, NO FURTHER ACTION REQUIRED
10 CDL	Public Hearing - Replat & Site Plan: Original Donation, Block 28, Lot 5R - A proposed office on one lot on 0.3± acre on the southwest corner of 14th Street and F Avenue. Zoned Corridor Commercial. Neighborhood #67. Applicant: Michael H. Walker	APPROVED 8-0, NO FURTHER ACTION REQUIRED
11 CDL	Public Hearing - Replat: Windhaven Village Apartments, Block 1, Lot 1R - An existing apartment complex with 474 units on one lot on 22.0± acres on the northwest corner of Windhaven Parkway and Communications Parkway. Zoned Multi-Family-3. Neighborhood #26. Applicant: Columbus Realty Trust	APPROVED 8-0, NO FURTHER ACTION REQUIRED

<p>12 CDL</p>	<p>Public Hearing - Replat: EDS Health & Fitness Center, Block A, Lot 1R - A health/fitness center on one lot on 26.4± acres on the northeast corner of Tennyson Parkway and Windcrest Parkway. Zoned Commercial Employment. Neighborhood #16. Applicant: Young Men's Christian Association of Dallas (YMCA)</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>13 CDL</p>	<p>Public Hearing - Replat: Park Place Addition, Block 1, Lots 1R & 2 - A new car dealer on two lots on 7.8± acres on the southwest corner of Preston Road and Plano Parkway. Zoned Planned Development-201-Light Commercial with Specific Use Permit #537 for New Car Dealer. Neighborhood #54. Applicant: Park Place LX Land Company</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>14 CHL</p>	<p>Concept Plan: Legacy-Ohio Office Park, Block 1, Lots 1 & 2 - A proposed general office and medical office development and a bank with drive-thru lanes on two lots on 7.5± acres on the southeast corner of Legacy Drive and Ohio Drive. Zoned Single-Family-7. Neighborhood #17. Applicant: Dr. David Hain</p>	<p>WITHDRAWN 8-0</p>
<p>15 TE</p>	<p>Request to Call a Public Hearing - A request to call a public hearing to consider amendments to Section 3-1600 (Sign Regulations) and related sections of the Zoning Ordinance regarding signage. The proposed amendments may include revisions to administrative procedures and miscellaneous minor amendments to sign definitions and sign design and construction. Applicant: City of Plano</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p style="text-align: center;">ACCESSIBILITY STATEMENT</p>		
<p>Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning Department at (972) 941-7151.</p>		

CITY OF PLANO
PLANNING & ZONING COMMISSION
PUBLIC HEARING PROCEDURES

The Planning & Zoning Commission welcomes your thoughts and comments on these agenda items. The Commission does ask, however, that if you wish to speak on an item that you:

1. **Fill out a speaker card.** This helps the Commission know how many people wish to speak for or against an item, and helps in recording the minutes of the meeting. **However, even if you do not fill out a card, you may still speak.** Please give the card to the secretary on the right-hand side of the podium before the meeting begins.
2. Limit your comments to new issues dealing directly with the case or item. Please try not to repeat the comments of other speakers.
3. **Limit your speaking time so that others may also have a turn.** If you are part of a group or homeowners association, it is best to choose one representative to present the views of your group. The Commission's adopted rules on speaker times are as follows:
 - 15 minutes for the applicant - After the public hearing is opened, the Chair of the Planning & Zoning Commission will ask the applicant to speak first;
 - 30 minutes for all other speakers, to be divided as follows:
 - ♦ 15 minutes for a representative of a homeowners association or other group with:
 - ♦ 3 minutes each for additional speakers; and
 - 5 minutes for applicant rebuttal.

The Commission values your testimony and appreciates your compliance with these guidelines.

For more information on the items on this agenda, or any other planning, zoning or transportation issue, please contact the Planning Department at (972) 941-7151.